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September 13, 2004

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

Re: Ridge Rise
Our Project No. 6065

Dear Board Members:

Enclosed, please find the following as it relates to the above referenced site:

- Application form
- Long Environmental Assessment Form
- Ten (10) copies of the site plan

The attached information is being forwarded to you for review as it relates to the proposal for development of one hundred twenty six (126) residential units on approximately thirty (30) acres. It is proposed that the units will obtain municipal services, specifically water and sewer, through the existing mains off of New York State Route 32. The following plan was developed based upon several previous work sessions with the Town Engineer. Revisions and modifications to the plan were based upon comments received. Specifically, they are as follows:

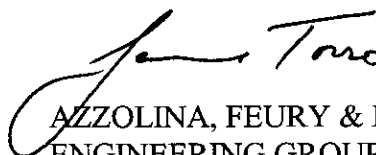
1. The internal roadway is shown to be built to Town specifications, however, they will all be maintained by the association for the development.
2. Roadway widths are twenty eight feet (28') and thirty feet (30') to conform to Town standards.
3. Internal sidewalks are four feet (4') wide. Sidewalks along the main roadway are five feet (5') wide.
4. All additional parking has been removed from the main road through the project and has been contained in internal roadway loops.
5. The proposed Road 'A' is shown to interconnect to the existing roadway for the Washington Green Condominiums. However, we have provided for a gate so the interconnection may be utilized for emergency purposes only.

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6. We are presently showing an area held aside to be developed for a recreational facility. There is presently no formal design as this type of facility is being proposed. This will be developed through the preliminary stages of the project.
7. An area has been set aside for a proposed stormwater detention area to address both water quality and quantity issues associated with the development. More definitive detail of the stormwater management facilities will be provided at such time that a conceptual layout has been determined.

This information is being forwarded to you so that the project can be placed on the next available Planning Board agenda, at which time we will be present to further discuss the overall project with the Planning Board. If you require anything in the interim, please do not hesitate to contact our office.

Very truly yours,



AZZOLINA, FEURY & RAIMONDI
ENGINEERING GROUP
Lawrence E. Torro, P.E.

LET:lm

cc: Mr. Chris Kirwin